

DESCRIPTION OF THE JOAN J. CLARK AND RAYMOND BAKER LANDS,
FIFTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe on the west side of Md. Rte. 445 (40' wide), said point being the northeast corner of the herein described lands and the southeast corner of the land of Hubbards Pier and Seafood, Inc.; and running, thence, by and with the west side of said road S 14 58 W - 755.09', along a curve the chord of which is S 15 53 20 W - 434.72', S 16 43 40 W - 403.35', and along a curve the chord of which is S 17 40 30 W - 187.90' to the lands of Huntingfield Corporation; thence, by and with said Huntingfield lands N 70 19 50 W - 2.69' to a concrete monument, N 70 19 50 W - 758.49' to a concrete monument, N 76 39 W - 418.49' to a concrete monument, and N 43 39 W - 254.46' to a point in a marsh and the lands of Hubbards Pier and Seafood, Inc.; thence, by and with said lands N 07 58 10 W - 1138.45' to an iron pipe in the marsh, N 73 01 50 E - 1056.00' to a point in the marsh, S 74 28 10 E - 35.30' to an iron pipe on the edge of the fast ground, and S 74 28 10 E - 934.70' to the place of beginning. Containing in all 61.705 acres of land, more or less.

February 21, 1984.

William R. Nuttle.

DESCRIPTION OF THE MAYTOR H. McKINLEY LANDS,
FIFTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe on the west side of Md. Rte. 445 (40' wide), said point being the northeast corner of the herein described lands and the southeast corner of the lands of Pistol River Properties; and running, thence, by and with the west side of said road the four following courses and distances: (1) S 14 58 W - 755.09', (2) along a curve the chord of which is S 15 53 20 W - 434.72', (3) S 16 43 40 W - 403.35', and (4) along a curve the chord of which is S 17 40 30 W - 187.90' to the lands of Huntingfield Corp.; thence, by and with said Huntingfield lands N 70 19 50 W - 2.69' to a concrete monument, N 70 19 50 W - 758.49' to a concrete monument, N 76 39 W - 418.49' to a concrete monument, and N 43 39 W - 254.46' to a point in the marsh and the lands of Pistol River Properties; thence, by and with said Pistol River lands N 07 58 10 W - 1138.45' to an iron pipe, N 73 01 50 E - 1056.00' to a point in the marsh, S 74 28 10 E - 35.30' to an iron pipe, and S 74 28 10 E - 934.70' to the place of beginning. Containing in all 61.705.

September 3, 1992.

William R. Nuttle.

MAP 55

MAP 51

Huntingfield
Associates Creek

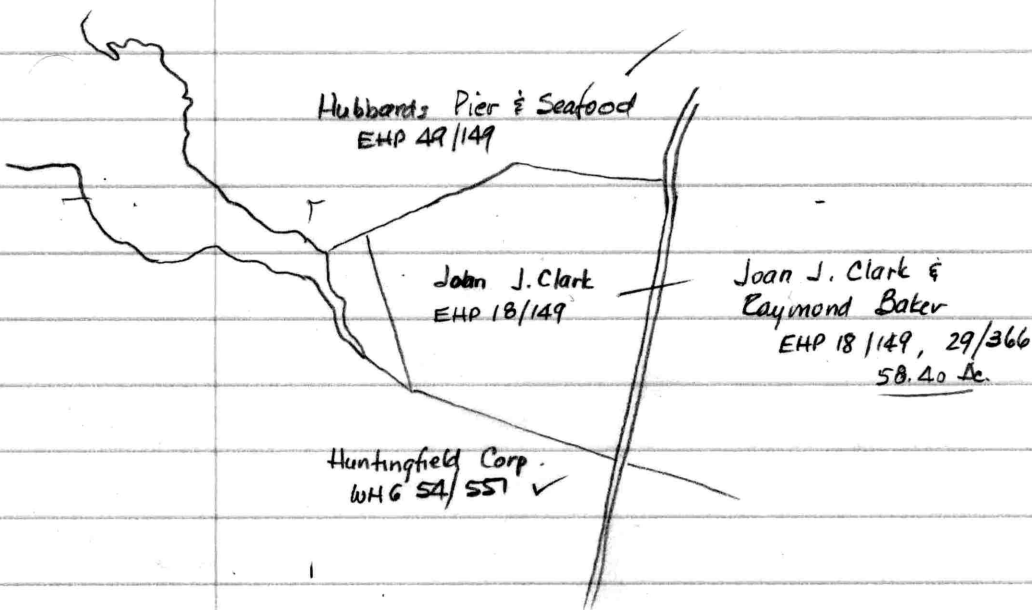
Waterfowl Refuge
Associates
EHP 181/75
58.40 AC.

acreage from old descrip.

MD. 445

Huntingfield Coop.

Clark



WHG
~~EHP~~ 35/448 - Carvell to Belman - 58 A 1R 24 - (JTD 16/577)
same descrip as EHP 18/149

Geo T. Whaland to
Lavina Bullen 1/11/08

Huntingfield - WHG 54/551
Begin NE cor. herein in E rd.

w/s $522\frac{1}{2}^{\circ}W - 235$

$523\frac{1}{4}^{\circ}W - 823$

$522\frac{1}{2}^{\circ}W - 100.5$

$511\frac{1}{2}^{\circ}W - 302$

$506\frac{1}{2}^{\circ}W - 2091$ to Brown

w/s $N85\frac{1}{2}^{\circ}W - 1670$ to bay

w/ bay $N17\frac{1}{4}^{\circ}W - 507$

$N29^{\circ}05'W - 286$

$N22^{\circ}50'W - 237.5$

$N09\frac{1}{2}^{\circ}W - 232.5$

$N21\frac{3}{4}^{\circ}W - 930$

--- to Huntingfield Creek
w/s and along N boundaries
of marsh on S side of creek
--- described

$532\frac{1}{2}^{\circ}E - 210$

crossing stream at head
of creek & w/ Robt. Shalleron
 $566^{\circ}E - 1120$

$561^{\circ}E - 675.5$ to E rd. &
begin

S&E 50.556 Ac.
Metcalf 1947

Husbands EHP 49/149

Parcel 1

Begin @ rd opp. stone on west side on line of Newcomb
w/ @ rd. $N13\frac{1}{2}^{\circ}E - 20.5$

$N30^{\circ}E - 26.7$ to -

$N43\frac{1}{2}^{\circ}W - 110$ to stone

$S20\frac{1}{2}^{\circ}W - 36.8$ to stone

$N65\frac{1}{4}^{\circ}W - 168$ to water of creek

w/ water of creek to lands of Newcomb
w/s $N12^{\circ}W - 60$

$N69^{\circ}E - 64$

$S68\frac{1}{2}^{\circ}E - 64$ to begin

JTD 15/537 - Woland to Bullen 1908 - same descrip as EHP 18/149

Farm on W side rd. adjoining Porter's heirs and Stevens

Being ^{JTD 8/275} JKHO/552

↳ Hynson, trustee to Calder 1873

Tract on rd. from Rock Hall to Eastern Neck Island

being JFG 3/171 } about 58 acres. - also 2 acres JKH 1/182

EHP 1/143

WHP 1/4

↳ Parker to Buggins 1855

Same descrip as EHP 18/149

ALL that piece or parcel of land situate, lying and being in the Fifth Election District of Kent County, Maryland, and more particularly described as follows:

BEGINNING for the same at an iron pipe located along the westernmost side of Maryland Route 445, a forty (40) foot wide right-of-way, at the intersection of the division line between the herein described lands and the lands of Pistol River Properties (see E.H.P. 294/543);

THENCE leaving said beginning point so fixed and binding on the westernmost side of Maryland Route 445, the four (4) following courses and distances:

1) South 14 degrees 58 minutes West 755.09 feet to a point of curvature;

THENCE with the arc of a curve to the right a chord of;

2) South 15 degrees 53 minutes 20 seconds West 434.72 feet to a point of tangency;

3) South 16 degrees 43 minutes 40 seconds West 403.35 feet to a point of curvature and;

THENCE with the arc of a curve to the right a chord of;

4) South 17 degrees 40 minutes 30 seconds West 187.90 feet to a point located at the northeasternmost corner of the lands now or formerly of Huntingfield Corporation (see W.H.G. 54/551);

THENCE leaving Maryland Route 445 and binding on the northernmost outline of the aforesaid lands of Huntingfield Corporation, the three (3) following courses and distances;

5) North 70 degrees 19 minutes 50 seconds West 761.18 feet to a concrete monument, passing in transit a concrete monument located 2.69 feet from the beginning thereof;

6) North 76 degrees 39 minutes West 418.49 feet to a concrete monument; and

7) North 43 degrees 39 minutes West 254.46 feet to a point located along the approximate mean high water line of Huntingfield Creek;

THENCE leaving the lands of Huntingfield Corporation and binding on the approximate mean high water line of Huntingfield Creek, the twelve (12) following courses and distances:

8) North 07 degrees 58 minutes, 10 seconds West 346.59 feet to an iron rod;

9) North 34 degrees 46 minutes 37 seconds West 52.56 feet to a point;

10) North 18 degrees 16 minutes 04 seconds West 195.43 feet to a point;

11) North 28 degrees 05 minutes 37 seconds West 107.93 feet to a point;

12) North 02 degrees 26 minutes 18 seconds East 103.97 feet to a point;

13) North 63 degrees 20 minutes 43 seconds West 154.69 feet to a point;

14) North 22 degrees 31 minutes 59 seconds East 18.17 feet to a point;

15) South 77 degrees 25 minutes 34 seconds East 203.72 feet to a point;

16) North 40 degrees 30 minutes 15 seconds West 114.74 feet to a point;

17) North 09 degrees 57 minutes 03 seconds East 117.29 feet to a point;

18) North 02 degrees 00 minutes 04 seconds West 103.47 feet to a point and;

19) North 24 degrees 42 minutes 44 seconds West 2.72 feet to a point located along the southernmost outline of the aforementioned lands of Pistol River Properties;

THENCE leaving the approximate mean high water line of Huntingfield Creek and binding on the southernmost outline of the aforesaid lands of Pistol River Properties, the two (2) following courses and distances;

20) North 73 degrees 01 minutes 50 seconds East 1076.18 feet, more or less, to a point and;

21) South 74 degrees 28 minutes 10 seconds East 970.00 feet to the place of beginning, passing in transit an iron pipe located 934.70 feet from the end thereof.

Containing in all 62.735 acres of land, more or less, as described in accordance with existing record information, by McCrone, Inc., Registered Professional Engineers and Land Surveyors, in September of 1992.

TOGETHER WITH all of the Grantor's right, title and interest in and to the area marked "Tidal Marsh" containing 4.066 acres, more or less, as shown on the August, 1992 plat entitled "Adjustment of Boundary Lines Survey on Part of the Lands of Pistol River Properties" prepared by McCrone, Inc., Registered Professional Engineers and Land Surveyors, a copy of which is recorded among the Land Records for Kent County, Maryland in Plat Book M.L.M. No. 1, folio 161.

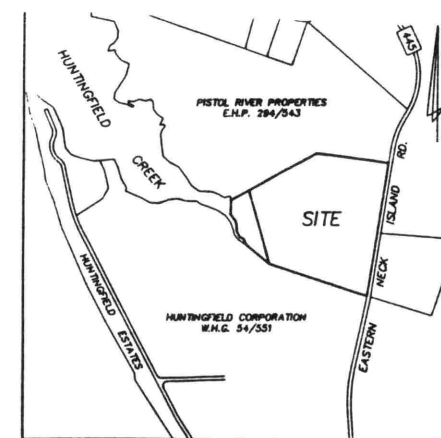
BEING the same parcel of land conveyed by George M. Starken and Bernadine M. Starken, husband and wife, unto the said George M. Starken and Bernadine M. Starken, husband and wife, by Gift Deed dated November 22nd, 1993, and recorded among the Land Records for Kent County, Maryland, in Liber M.L.M. No. 49, folio 379, etc.

McM 1/16/1

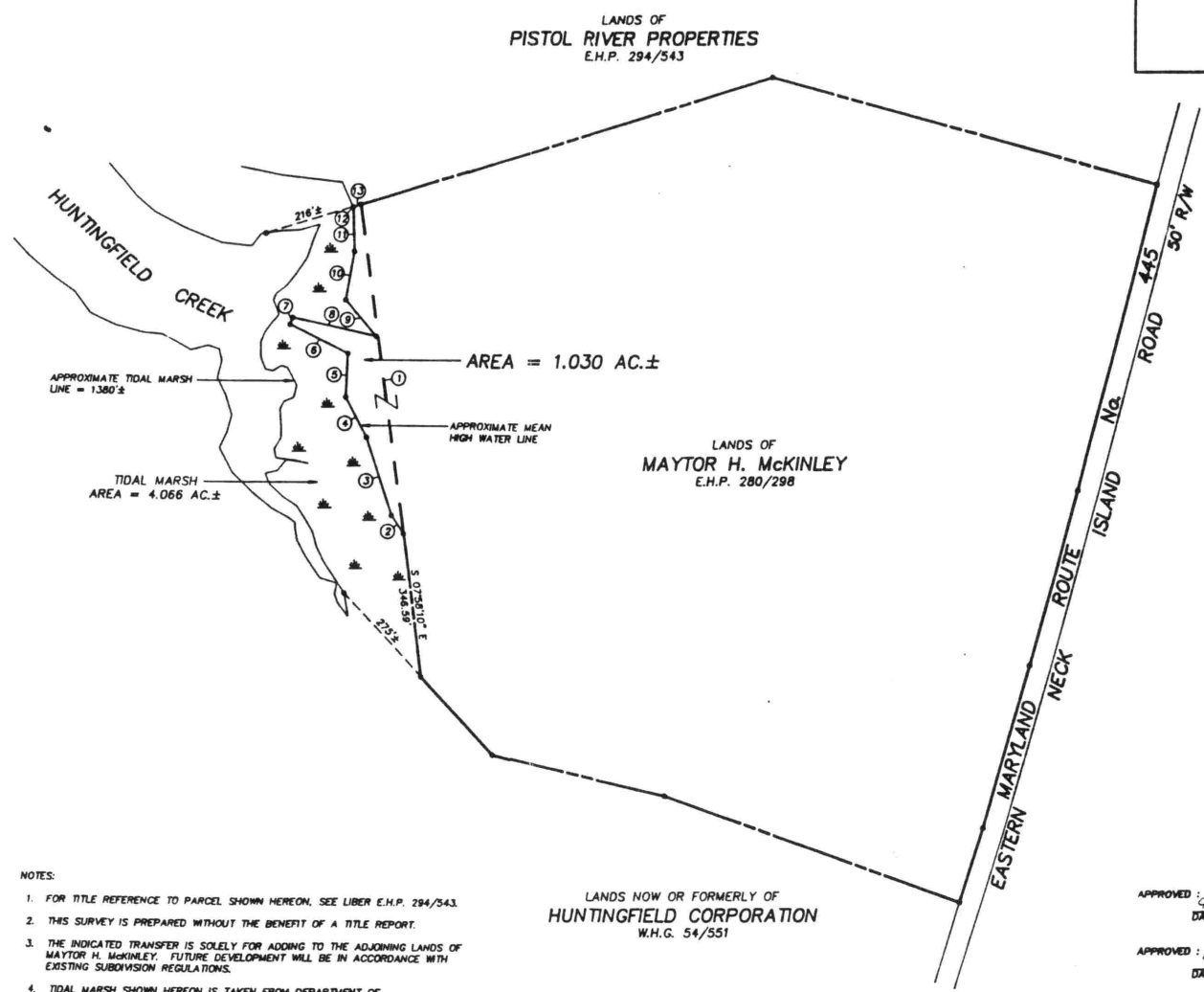


COURSES & DISTANCES

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| 1 | S 07°58'10" E | 791.86 ± |
| 2 | N 34°46'57" W | 52.50 |
| 3 | N 18°16'04" W | 195.43 |
| 4 | N 28°05'37" W | 107.83 |
| 5 | N 02°26'18" E | 103.97 |
| 6 | N 63°20'43" W | 154.89 |
| 7 | N 22°51'59" E | 18.17 |
| 8 | S 77°25'34" E | 203.72 |
| 9 | N 40°30'15" W | 114.74 |
| 10 | N 09°57'03" E | 117.29 |
| 11 | N 02°00'04" W | 103.47 |
| 12 | N 24°42'44" W | 2.72 |
| 13 | N 73°01'50" E | 20.18 ± |



VICINITY MAP
SCALE 1" = 1200'



- NOTES:
1. FOR TITLE REFERENCE TO PARCEL SHOWN HEREON, SEE LIBER E.H.P. 294/543.
 2. THIS SURVEY IS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 3. THE INDICATED TRANSFER IS SOLELY FOR ADDING TO THE ADJOINING LANDS OF MAYTOR H. MCKINLEY. FUTURE DEVELOPMENT WILL BE IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS.
 4. TIDAL MARSH SHOWN HEREON IS TAKEN FROM DEPARTMENT OF NATURAL RESOURCES WETLANDS MAP #63.

APPROVED: 9/16/99 [Signature]
DATE: _____ KENT COUNTY DIRECTOR OF PLANNING

APPROVED: 9/16/99 [Signature]
DATE: _____ KENT COUNTY HEALTH OFFICER

This signature does not include approval under C.O.M.A.R. 26.04.02 or 26.04.03 for disposal of seepage. Future development will be in accordance with existing health department regulations.

McCRONE
ENGINEERING & ENVIRONMENTAL SCIENCES
LAND PLANNING & SURVEYING & CONSTRUCTION SERVICES

207 NORTH LIBERTY STREET
CENTREVILLE, MARYLAND
(410) 758-2237

| | | | | | |
|------------|-------------|------------|-------------|------------|-------------|
| DATE | SCALE | DATE | SCALE | DATE | SCALE |
| AUG. '92 | 1" = 200' | AUG. '92 | 1" = 200' | AUG. '92 | 1" = 200' |
| 702261483 | DRAWN BY | 702261483 | DRAWN BY | 702261483 | DRAWN BY |
| FOLDER #63 | J. MOORE | FOLDER #63 | J. MOORE | FOLDER #63 | J. MOORE |
| 127 | DESIGNED BY | 127 | DESIGNED BY | 127 | DESIGNED BY |
| | D. JOMER | | D. JOMER | | D. JOMER |
| | REVISION | | REVISION | | REVISION |
| | | | | | |

ADJUSTMENT OF BOUNDARY LINES SURVEY

ON PART OF THE LANDS OF

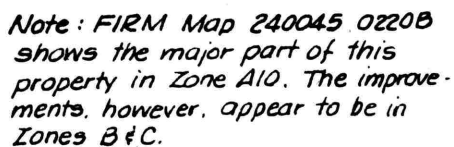
PISTOL RIVER PROPERTIES

FIFTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

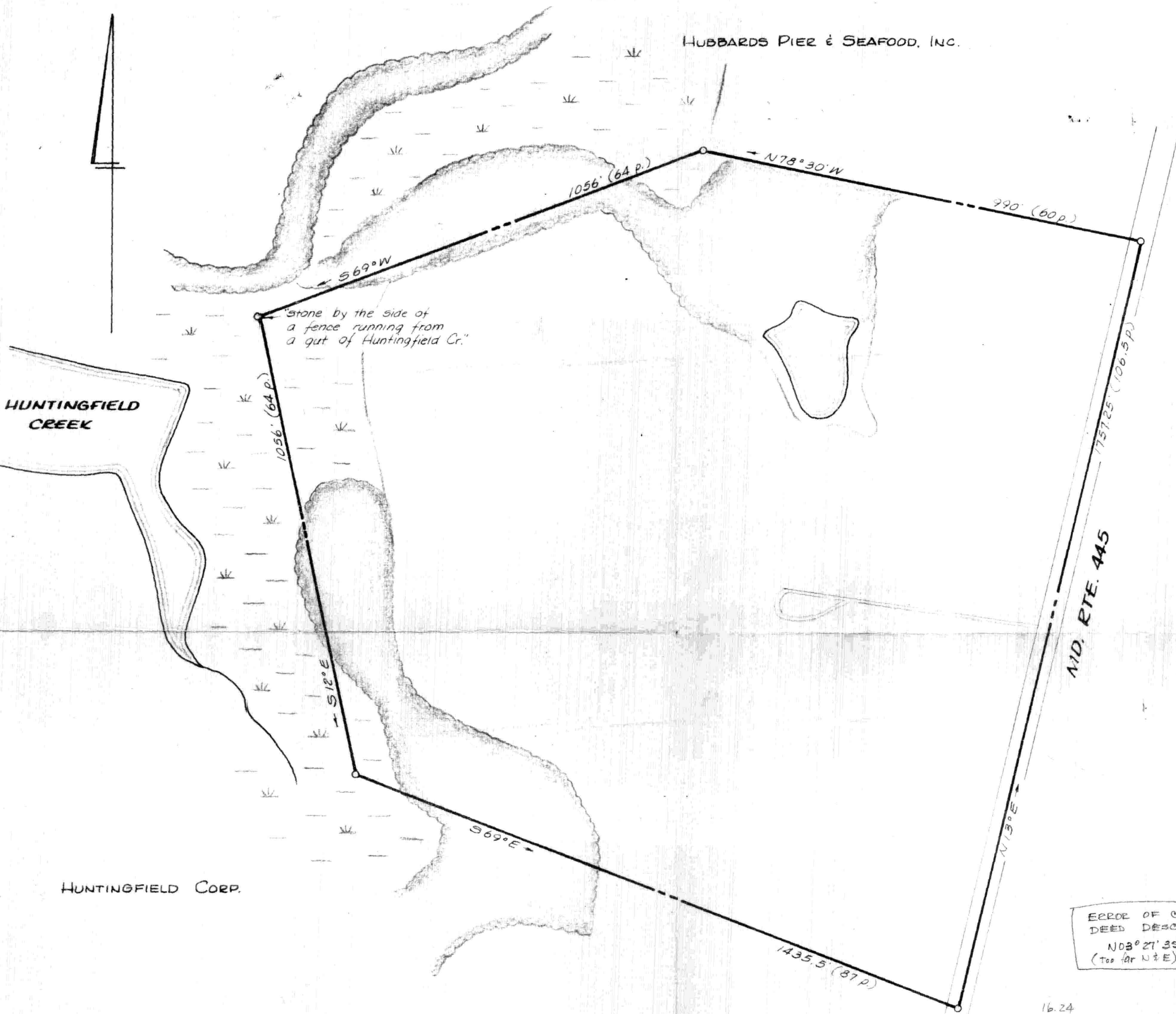
PREPARED FOR: MAYTOR H. MCKINLEY

SHEET NO. —

CADD FILE — MCKINLEY

$$\begin{array}{r} 12 \\ 23.1 \\ 16.4 \\ \hline 6.7 \end{array}$$


Physical features, other than the buildings and those affecting property lines, were drawn from a U.S.D.A. aerial photo.



HUNTINGFIELD
CREEK

HUBBARD'S PIER & SEAFOOD, INC.

HUNTINGFIELD CORP.

MD. RTE. 445

ERROR OF CLOSURE
DEED DESCRIPTION
N03°21'35"E - 16.24
(Too far N & E)

16.24

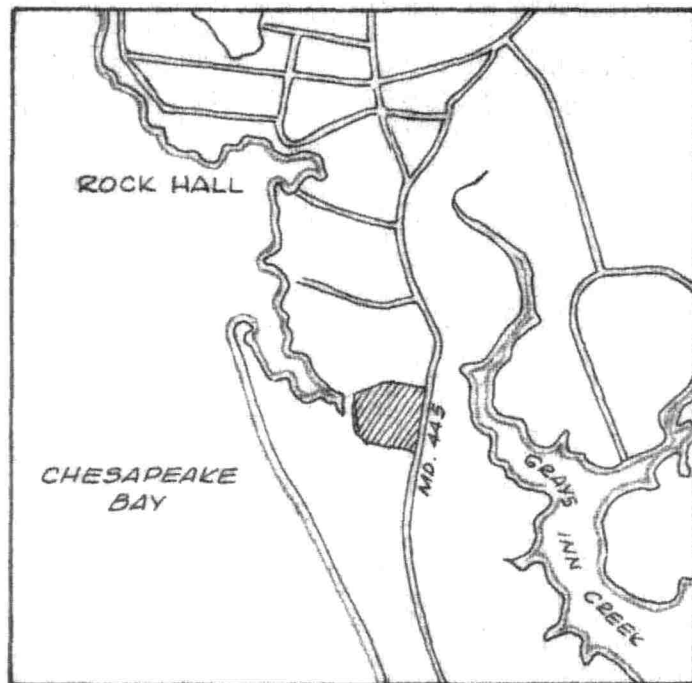
DEED DESCRIPTION PLAT
CLARK & BAKER LANDS

5TH DISTRICT, KENT COUNTY, MD.

Scale 1" = 200' March 1978

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

Note: This plat does not represent a recent survey. It was drawn from the description found in EHP 18/149 superimposed on an aerial photo.



HUBBARDS PIER & SEAFOOD, INC.

MAG. NORTH
1984



PLAT OF A SURVEY OF THE
CLARK & BAKER LANDS
5TH DISTRICT, KENT COUNTY, MD.

Scale 1"=200'

Feb. 1984.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

Note: Physical features, other than those
affecting property lines, were taken from
a U.S.D.A. aerial photo.

I.P. = iron pipe
C.M. = concrete monument